4366

RECORD OF SURVEY
AND
ALTA/NSPS LAND TITLE SURVEY

MADSEN KILLIAN PROPERTIES, LLC

ROOSEVELT, UTAH 84066

OF THE CITY OF ROOSEVELT
SECTION 22
TOWNSHIP 2 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

To: Madsen Killian Properties, LLC, a Utah Limited Liability Company. Farm and Home Title Insurance Agency, Inc. Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 11, 13, 16, 18, 19, of Table A thereof. The field work was completed on ***xxxxxx**. 20 SEP 19

Date of Plat or Map:_____

SCHEDULE A

PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN WARRANTY DEED, RECORDED 28 SEPTEMBER 2018
AS FOUND BY ENTRY #519474, AT PAGE 2 OF 2

"EXHIBIT A"

TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL MERIDIAN SECTION 22: Beginning 240 feet East of Northeast corner, Block 22, Plat "A" Extended Roosevelt City; thence East 160 feet; thence South 146.13 feet; thence West 160 feet; thence North 146.13 feet to beginning. .54 acres.

Parcel #: 00-0034-8614

Parcel 2:

PARCEL 1:

TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL MERIDIAN SECTION 22: Beginning 240 feet East of Northeast corner Block 22, Plat "A" Extended Roosevelt City; thence East (169, typo, should be 160) feet; thence South 400 feet; thence West 320 feet; thence North 50 feet; thence East 160.00 feet; thence North 350.00 feet to the point of beginning. Except: Beginning 240 feet East of Northeast corner, Block 22, Plat "A" Extended Roosevelt City; thence East 160 feet; thence South 146.13 feet; thence West 160 feet; thence North 146.13 feet to beginning. 1.11 acres.

Parcel #: 00-0027-6323

Together with all easements, improvements, and other appurtenances.

SCHEDULE B - SECTION 2 EXCEPTIONS AS PER FARM AND HOME TITLE INSURANCE AGENCY COMMITMENT NO.13446, EFFECTIVE DATE APRIL 23, 2019

- Easement to use Irrigation System, in favor of Utah Water and Power Board, dated July 2, 1963, and recorded July 13, 1964, as Entry No. 133882, in Book 36, page 591, records of Duchesne County, Utah.
- Subject to a Right-of-way and Easement grant to Mountain Fuel Supply Company to lay and maintain fuel lines dated May 2, 1972, and recorded May 10, 1972, as Entry No. 162699, in Book A-20, page 762, records of Duchesne County, Utah.
- Transfer/Conveyance of Easement to use Irrigation System in favor of Moon Lake Water Users, dated December 2, 1985, and recorded December 13, 1985, as Entry No. 250595, in Book A-137, pages 639-640, records of Duchesne County, Utah.
- Right-of-way Easement in favor of Uintah Basin Telephone Association, recorded June 28, 1991, as Entry No. 282195, in Book A-202, page 397, records of Duchesne County, Utah.
- Easement in favor of Larry E. Duncan and Tiffany D. Duncan, their successors and/or assigns, recorded June 28, 2006, as Entry No. 386876, in Book A-478, page 473, records of Duchesne County, Utah.
- Memorandum of Surface Use and Road Access Agreement and Easement and Right-of-way Agreement in favor of Enerplus Resources (USA) Corporation, recorded October 4, 2010, as Entry No. 428375, in Book A-604, page 512, records of Duchesne County, Utah.

COUNTY SURVEYOR'S FILE # 436



DRAWN BY: AP

SCALE: 1" = 40'

DATE: 19 AUG 2019

JOB NUMBER 2019-419